

**Section A: Intent.**

This district accommodates single-family development on smaller lots to provide for a variety in single-family residential conditions.

Non-residential uses would be of similar character as those in Residential (R-1) Districts.

**Section B: Use Regulations.**

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes, and no other:

1. Single-family detached dwelling units (median density).
2. A use permitted in Residential (R-1) Districts.
3. Special regulations as discussed in Title XIX.
4. Signs as set forth in Title XVII.
5. The following uses may be allowed by special exception:
  - a. Cemeteries.
  - b. Churches.
  - c. Community centers (governmental).
  - d. Libraries.
  - e. Municipal facilities and public utilities.
  - f. Parks and playgrounds (public).
  - g. Private recreation facilities.
  - h. Schools.
6. All accessory detached structures, excluding detached garages, shall not exceed one hundred (100) square feet of floor space and shall not exceed ten (10) feet in height.

**Section C: Height regulations.**

For any dwelling, thirty-five (35) feet, not exceeding two and one-half (2½) stories;

**Section D: Area, width and yard regulations.**

1. *Minimum lot area and width.* A lot area of not less than seventy-five hundred (7,500) square feet for a single-family dwelling, and a lot width of not less than sixty (60) feet at the building line shall be provided.

2. *Front yard.* There shall be a front yard on each lot, the depth of which shall be not less than thirty (30) feet and all residential units shall have a uniform alignment.

3. *Side yards.*

- a. On each interior lot, there shall be two (2) side yards each having a width of not less than five (5) feet on each side.

- b. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than twenty-five (25) feet.
- c. On any lot, in any side yard not abutting the street, a detached private garage may be erected and maintained within the rear quarter of the lot if not closer to the side lot line than five (5) feet.

4. *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than thirty-five (35) feet (forty-five (45) for nonresidential).

5. *Building coverage.* Not more than thirty (30) percent of the area of any lot shall be occupied by buildings.

6. *Building placement.* On any lot a residential structure shall be placed with the main entrance (front door) facing the street on which the lot is located, the lot representing the actual street address. The structure shall not be placed on any lot perpendicular to the street (street address) with the main entrance (front door) facing an adjacent lot on the street.  
(Ord. No. 2004-19, 6-3-2004)

**Section E: Building size.**

1. No building shall be erected for residential purposes having a floor area of less than nine hundred twelve (912) square feet for a single-family dwelling, exclusive of basements, unenclosed porches, terraces, and garages.

2. A detached garage shall not exceed six hundred seventy six (676) square feet in floor area and shall not exceed fourteen (14) feet in height.

**Section F: Off-street parking.**

There shall be a least two (2) parking spaces for each dwelling unit in this zoning district. All other off-street parking requirements for this zoning district shall be in accordance with the provisions set forth in Title XVIII of this Ordinance.

**Section. G. Special exceptions.**

Any lot recorded prior to the passage of this ordinance with a minimum of six thousand (6,000) square feet, a width at the established building line of not less than fifty (50) feet and meets all other provisions of this section shall be considered a legal and conforming lot.  
(Ord. No. 95-20, § 2, 9-21-95)